

Single Family Residence **RESIDENTIAL**

45 WESTVIEW PL

RIVERSIDE, CT 06878

\$1,657,817 TopHap Estimate · \$773 / ft² · confidence 83 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,145 ft²

LIVING AREA

0.23 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1.7M

\$1.4M low

\$1.9M high

Est. Owner Equity

\$1,172,387

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$8,182 (2025)
Assessed Value	\$662,060
Previous Assessed	\$662,060
Assessor Market Value	\$463,442

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

1 FLOOD	15 WILDFIRE	64 HEAT	96 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 28, 2020	Quitclaim	Quit Claim Transfer			
Mar 12, 1999	Financing	Mortgage			\$330K
Oct 28, 1992	Financing	Mortgage			\$313K
Apr 29, 1991	Resale	Warranty Deed	\$385,000	\$179	\$308K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cos Cob School	Elementary	KG–5	0.7 mi
Central Middle School	Middle	6–8	1.0 mi
Greenwich High School	High	9–12	1.4 mi

District: Greenwich School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 06878

75 CRIME INDEX	114 AIR POLLUTION	10,020 POPULATION	\$233K MEDIAN IN-COME	52°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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